



**11B Market Street, Derbyshire DE7 5QU**

**£525 PCM**



IPS Estates are pleased to offer this spacious second floor apartment situation in a convenient location within walking distance to the town centre and local transport links.

The property briefly comprises of a spacious kitchen lounge area with storage cupboard. Good Sized double bedroom with shower room attached.

Upvc Double glazing, Electric Panel Heating.

A one bedroom, second floor flat situated in a convenient location close to the town centre.

The open living/kitchen area benefits from laminate flooring, a UPVC window to the front elevation, plumbing for a washing machine, wall and base kitchen units with laminate worktop over and inset stainless steel sink and drainer. There is also a storage/pantry area off this room. (NO SPACE FOR OVEN)



Across the landing leads to the bedroom which benefits from laminate flooring, UPVC window to the rear and a storage cupboard.



Access off the bedroom leads to the shower room comprising shower cubicle, pedestal wash hand basin and WC. There is also laminate flooring and a towel radiator.



This property benefits from being on the outskirts of the town centre close to local amenities and bus routes to further afield.



MOVE IN COST - First months rent £525  
 BOND £525  
 Council Tax Band A  
 AST 6 months

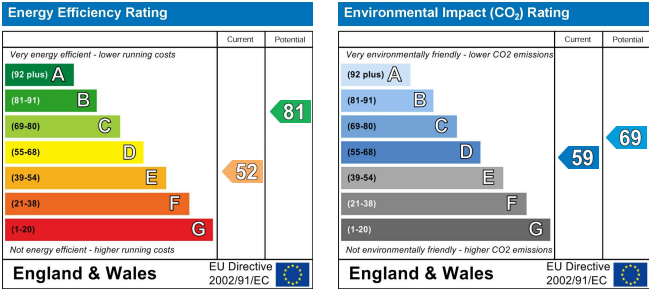
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must

verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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